

DALY CITY INTER-OFFICE MEMORANDUM**JUHSD COUNCIL COMMITTEE****DATE: July 6, 2021**

TO: JUHSD Council Committee
Juslyn Manalo, Mayor
Glenn Sylvester, Councilmember

FROM: Carmelisa Morales, Associate Planner

SUBJECT: General Plan Amendment GPA-04-21-014998
Planned Development PD-04-21-014997
Design Review DR-04-21-015000
Major Subdivision SUB-04-21-014999
699 Serramonte Boulevard – Serramonte Del Rey Campus Redevelopment

BACKGROUND

The Serramonte Del Rey Precise Plan (PD-31) was approved for the Serramonte Del Rey Campus located at 699 Serramonte Boulevard in Daly City in 1985 and allowed up to 175 residential units and approximately 700,000 square feet (sq. ft.) of office space. An amendment to the Precise Plan (PD-31A) was approved in January 2020 for the northwest section of the site (Parcel A) to allow for the construction of a JUHSD faculty and staff housing project which is currently under construction.

The property currently consists of a main building occupied by JUHSD offices and non-profit organizations, temporary buildings, surface parking, and construction activity for JUHSD faculty and staff housing. There is also a school garden located in the southwest corner of the project site. This garden was started 20 years ago and used by JUHSD for adult education as a demonstration garden. Since the garden is used by JUHSD for educational purposes, members of the public must fill out volunteer and liability forms to use the garden.

PROJECT DESCRIPTION

Staff has received an application from Jefferson Union High School District (JUHSD) that proposes a new Precise Plan for the campus (see Attachment A – Draft Precise Plan). The proposed Precise Plan would allow for the redevelopment of the campus to include up to 1,235 units of affordable and market-rate rental housing, up to 14,000 sq. ft. of neighborhood-serving retail/commercial uses, and 1,400 sq. ft. allocated for a Head Start childcare facility. The existing garden would be removed, but JUHSD intends to install raised planter beds at their new adult education building located at 123 Edgemont Drive. The site would be divided into seven development parcels and additional street parcels with public access easements. Build-out of the site is anticipated to be over a ten-year period.

JUHSD is also seeking design review approval for the proposed development on Parcel B, which would include a six-story, 201-unit mixed-use building with approximately 345 parking spaces and approximately 8,000 sq. ft. of retail space, a park, play structure, and various amenities for residents (see Attachment B – Parcel B Project Plans). The building would have a maximum height of 74 feet to the top of the parapet (85 feet to the top of the elevator shaft).

The proposed project requires an amendment to the General Plan to change the designation to Commercial – Mixed Use (C-MU), a new Planned Development due to the significant changes proposed for the site, Design Review and a Major Subdivision. Design review approval for proposed Parcels C through F would occur as subsequent applications.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) is required for this project. David J. Powers & Associates (DJP&A) has been retained to prepare the EIR. The Notice of Preparation which provides interested parties with the opportunity to provide input regarding the scope and content of the environmental information to be addressed in the EIR was filed with the County and distributed to interested parties on May 6, 2021. Staff received several comments during the 30-day comment period which will be used to develop the scope of the EIR. Staff and DJP&A are currently working with JUHSD to prepare the project description of the EIR and obtain the required information and reports to prepare the EIR. Tribal cultural resources consultation has also started pursuant to the requirements of Senate Bill 18 and Assembly Bill 52.

PRELIMINARY PLAN AND PRECISE PLAN REVIEW

The Preliminary Plan for the proposed project will be scheduled for an upcoming Planning Commission meeting and City Council meeting. At this stage, the Planning Commission and City Council will review the proposed land use, circulation, and overall site design of the proposed project. The Planning Commission may recommend approval, conditional approval, or denial of the Preliminary Plan to the City Council. The Planning Commission's action will be forwarded to the City Council for approval, conditional approval, or denial.

The project will then move forward to the Precise Plan stage where the applicant will finalize their proposal and make any revisions necessary to address comments from the Planning Commission and City Council. The EIR will also be finalized and circulated pursuant to CEQA. The final steps of this stage will be a Planning Commission meeting and City Council meeting. The Planning Commission will make a recommendation on the project and the City Council will make the final determination of approval, conditional approval, or denial of the project.

DEVELOPMENT AGREEMENT

JUHSD also submitted proposed terms for a Development Agreement that will need to be further analyzed by staff and presented to the City Council for approval. The current proposal provides considerations for development phasing, parks and open space requirements, fees, off-site improvements, and most notably affordable housing.

STAFF RECOMMENDATION

Staff recommends that the JUHSD City Council Committee review the information and attachments presented and provide any preliminary comments or concerns.

Respectfully submitted,



Carmelisa Morales
Associate Planner

Attachments

Attachment A – Draft Precise Plan
Attachment B – Parcel B Project Plans